RNI No. MAHBIL /2009/36619

सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग एक–कोकण विभागीय पुरवणी

वर्ष ११, अंक ६६] शुक्रवार, डिसेंबर १२, २०२५/अग्रहायण २१, शके १९४७ [पृष्ठे ८, किंमत : रुपये ११.००

असाधारण क्रमांक ८९

प्राधिकृत प्रकाशन

नगर विकास विभाग

शिबिर कार्यालय, नागपूर : ४४० ००१, दिनांक १२ डिसेंबर, २०२५.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम,१९६६.

- उक्त अधिनियमाचे कलम ३७(१कक) (ग) अन्वये अधिसूचना.
- बृहन्मुंबई विकास नियंत्रण व प्रोत्साहन नियमावली, २०३४ मधील विनयम ३४ मध्ये नवीन तरतूद समाविष्ट करणेबाबतचे फेरबदलास मंजुरीबाब.

अधिसूचना

क्र. टिपीबी-४३२५/४१३/प्र.क्र.५१/२०२५/नवि-११.–

ज्याअर्थी, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख "उक्त अधिनियम" असा करणेत आलेला आहे.) च्या तरतुदींनुसार बृहन्मुंबई महानगरपालिका त्यांचे अधिकार क्षेत्राकरीता (यापुढे ज्याचा उल्लेख "उक्त महानगरपालिका" असा करणेत आलेला आहे.) नियोजन प्राधिकरण आहे;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१, पोट-कलम (१) अन्वये प्राप्त अधिकारांचा वापर करून राज्य शासनाने अधिसूचना क्र.टिपीबी-४३१७/६२९/प्र.क्र.११८/२०१७/वि.यो./नवि-११, दि.८/०५/२०१८ (यापुढे ज्याचा उल्लेख "उक्त अधिसूचना" असा करणेत आलेला आहे) द्वारे बृहन्मुंबई प्रारुप विकास योजना-२०३४ सह विकास नियंत्रण व प्रोत्साहन नियमावली-२०३४ (यापुढे याचा उल्लेख "उक्त नियमावली" असा करणेत आलेला आहे) ला उक्त अधिसूचनेसोबतचे परिशिष्ट-ब मध्ये दर्शविलेले सारभूत स्वरुपाचे फेरबदल (ई.पी.) वगळून उक्त अधिसूचनेसोबतचे परिशिष्ट-अे मध्ये दर्शविलेल्या सुधारणेसह मंजूरी दिली आहे. आणि ज्याअर्थी शासनाने उक्त अधिसूचनेस सम क्रमांकाचे शुध्दीपत्रक दि.२२ जून २०१८ रोजी निर्गमित केले आहे; आणि ज्याअर्थी, त्यानंतर उक्त अधिसूचनेस शासनाने समक्रमांकाचे शुध्दीपत्रक व पुरकपत्र दि. २९ जून, २०१८ रोजी पारित केले असून सदर शुध्दीपत्रक व पुरकपत्र महाराष्ट्र शासनाच्या राजपत्रात दि. ३० जून, २०१८ रोजी प्रसिध्द करण्यात आले आहे; आणि ज्याअर्थी, उक्त नियमावली दि.१/०९/२०१८ पासून अंमलात आली आहे;

आणि ज्याअर्थी, शासनाने दि. २१/०९/२०१८ रोजीच्या अधिसूचनेद्वारे उक्त नियमावलीमधील सारभूत स्वरुपाचे बदल ईपी-१ ते ईपी-१६८ ला (ठराविक ईपी व निर्णयार्थ प्रलंबित ठेवलेल्या ठराविक तरतुदी वगळून) मंजूरी प्रदान केली आहे; आणि ज्याअर्थी, उक्त मंजूरीच्या अधिसूचनेत आणि मंजूर तरतूदीमध्ये टंकलेखनाच्या त्रुटी व चुका तसेच उक्त नियमावलीमधील काही तरतूदींच्या अर्थबोधाची

स्पष्टता करून सुसंगती आणणे या करिता शासनाने दि.१२/११/२०१८ रोजी शुध्दीपत्रक निर्गमित केले आहे;

आणि ज्याअर्थी, संजय गांधी राष्ट्रीय उद्यान (SGNP) हे मुंबई आणि ठाणे शहरांचे हिरवे फुफ्फुस मानले जाते. सदर राष्ट्रीय उद्यान आसपासच्या शहरी भागांचे हितासाठी आवश्यक असलेल्या विविध प्रकारच्या परिसंस्थेच्या सेवा (Ecosystem services) प्रदान करते. संजय गांधी राष्ट्रीय उद्यान हे त्यातील ४३ आदिवासी पाड्यांमधील सुमारे २००० आदिवासी कुटुंबांकरीता घर असून सदर आदिवासी पाडे मुख्यतः सदर उद्यानाचे हद्दीवर विखुरलेले आहेत;

आणि ज्याअर्थी, उपरोक्त विचारात घेता, संजय गांधी राष्ट्रीय उद्यानात राहणाऱ्या पात्र कुटुंबांचे पुनर्वसन शक्य होईल अशी पर्यायी जागा शोधणे आवश्यक आहे; आणि ज्याअर्थी मुंबईत मोठ्या प्रमाणात जमिनीची कमतरता आहे आणि मोकळ्या जमिनी उपलब्ध नाहीत. त्यामुळे, बृहन्मुंबई क्षेत्रामध्ये विकासावर निर्बंध असलेल्या ना-विकास विभागातील मोकळया जमिनींचा पर्याय विचारात घेता येईल;

आणि ज्याअर्थी, शहराची गरज विचारात घेऊन, शासनाने सर्वसाधारण निर्बंधांसह ना-विकास विभागातील जमिनींवर आयटी/आयटीईस वापराचा विकास अनुज्ञेय केला आहे. उक्त नियमावलीच्या विनियम ३४ "वापर विभाग व त्यातील अनुज्ञेय वापर" या संदर्भात आहे व विनियम ३४ चे उपखंड ३.८ मध्ये "हरित विभागातील (Green Zone) अनुज्ञेय वापर" याबाबत तरतुद असून सदर तरतुदीनुसार वनातील मूळ रहिवाशांचे (संजय गांधी राष्ट्रीय उद्यानातील आदिवासी, आदिवासी) पुनर्वसन आणि पुनर्स्थापन उक्त नियमावलीच्या विनियम ३० च्या तरतुदीनुसार बेसिक एफएसआयसह अनुज्ञेय आहे. तथापि, संजय गांधी राष्ट्रीय उद्यानाभोवतीचे ग्रीन झोन क्षेत्र मुख्यतः 'इको सेन्सिटिव्ह झोन'ने बाधित आहे. त्यामुळे, संजय गांधी राष्ट्रीय उद्यानात राहणाऱ्या पात्र मूळ रहिवाशांच्या (आदिवासी, आदिवासी इत्यादी) पुनर्वसनासाठी देखील ग्रीन झोन जमिनीच्या वापरावर मर्यादा आहेत; सदर वस्तुस्थिती पाहता पुनर्वसनासाठी ना-विकास वापर विभागातील जमिनींचा काही प्रमाणात वापर करण्याचा पर्याय हा एक व्यवहार्य पर्याय आहे;

आणि ज्याअर्थी, संजय गांधी राष्ट्रीय उद्यानातील आदिवासी/बिगर-आदिवासी अतिक्रमणकर्त्यांच्या पुनर्वसनाशी संबंधित मुद्यांवर चर्चा करण्यासाठी दि.२५/०२/२०२५ रोजी माननीय मुख्यमंत्री महोदय यांचे अध्यक्षतेखाली बैठक पार पडली. सदर बैठकीत ना-विकास विभागातील जमिनीवर अतिक्रमणकर्त्यांचे पुनर्वसन करण्याचा पर्याय उपलब्ध करून देण्यासाठी ना-विकास विभागाचे विद्यमान धोरणात बदल सुचवण्यासाठी समिती नियुक्त करण्याचा निर्णय घेण्यात आला;

आणि ज्याअर्थी, सदर समितीने शासनास अहवाल सादर केला असून सदर समितीने मुंबईतील ना-विकास विभागातील जमिनींवर संजय गांधी राष्ट्रीय उद्यानातील अतिक्रमणकर्त्यांचे पुनर्वसन अनुज्ञेय करण्याकरीता नवीन तरतुदी समाविष्ट करण्याचे सुचविले आहे;

आणि ज्याअर्थी, सदर समितीचा अहवाल विचारात घेता, उक्त नियमावलीचे विनियम ३४ मध्ये नवीन खंड समाविष्ट करणेबाबत उक्त नियमावलीमध्ये फेरबदल करणे सार्वजनिक हिताचे दृष्टीने आवश्यक आहे, असे शासन नगर विकास विभागाचे मत झाले आहे;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३७ च्या पोट कलम (१कक) अन्वये प्राप्त अधिकाराचा वापर करून शासनाने समक्रमांकाची दि.३०/०६/२०२५ रोजीची सूचना त्यासोबतचे परिशिष्टामध्ये नमूद प्रस्तावित फेरबदलावर (यापुढे ज्याचा उल्लेख "प्रस्तावित फेरबदल" असा करण्यात आलेला आहे) जनतेकडून हरकती / सूचना मागविण्यासाठी प्रसिध्द केली आहे आणि ज्याद्वारे प्रस्तावित फेरबदलाबाबत प्राप्त होणाऱ्या हरकती / सूचनांवर संबंधितांना सुनावणी देण्याकरीता तसेच उक्त अधिनियमाच्या कलम ३७(१कक) अन्वये विहित केलेली कार्यवाही पूर्ण करून प्रस्ताव शासनास सादर करणेसाठी उपसंचालक, नगर रचना, बृहन्मुंबई यांची अधिकारी (यापुढे ज्यांचा उल्लेख "उक्त अधिकारी" असा करण्यात आला आहे.) म्हणून नियुक्ती करण्यात आली आहे;

आणि ज्याअर्थी, प्रस्तावित फेरबदलाची सदर शासन सूचना दि.३०/०६/२०२५ ही **महाराष्ट्र शासन राजपत्र** (असाधारण भाग-१ कोकण विभागीय पुरवणी) मध्ये दि.०२/०७/२०२५ रोजी प्रसिध्द करण्यात आली होती आणि उक्त अधिकारी यांनी अधिनियमाचे कलम ३७(१कक) अन्वये वैधानिक कार्यवाही पूर्ण करून दि.०१/१०/२०२५ रोजीच्या पत्रान्वये त्यांचा अहवाल नगर रचना संचालनालयामार्फत शासनाचे अंतिम मंजूरीसाठी सादर केला आहे;

आणि ज्याअर्थी, उक्त अधिकारी यांनी सादर केलेला अहवाल विचारात घेता व संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत केल्यानंतर सदर प्रस्तावित फ़ेरबदल प्रसिध्द केल्याप्रमाणे मंजूर करणे आवश्यक आहे, असे शासनाचे मत झाले आहे;

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ३७(१कक)(ग) अन्वये प्राप्त अधिकारात आणि त्या संदर्भातील सर्व शक्तींचा वापर करून शासन याद्वारे :

(अ) उक्त प्रस्तावित फेरबदलास सोबतचे परिशिष्टामध्ये नमूद केलेप्रमाणे मंजूरी देत आहे.

(ब) सदरची अधिसूचना शासकीय राजपत्रामध्ये प्रसिध्द झालेचा दिनांक हा उक्त फेरबदल अंमलात आलेचा दिनांक असेल.

(क) उक्त महानगरपालिकेस उक्त नियमावलीच्या मंजूरी सोबतच्या फेरबदलाचे परिशिष्टामध्ये शेवटच्या नोंदीनंतर वर (अ) मध्ये नमूद परिशिष्ट समाविष्ट करणेचे निर्देश देत आहे.

सदर अधिसूचना महाराष्ट्र शासनाच्या *www.maharashtra.gov.in* (कायदा / नियम) या वेबसाइटवर देखील प्रसिद्ध करण्यात येत आहे.

परिशिष्ट

(शासन नगर विकास विभाग अधिसूचना क्र. टिपीबी ४३२५/४१३/प्र.क्र. ५१/२०२५/नवि-११, दिनांक - १२/१२/२०२५ सोबतचे परिशिष्ट)

New provision is added in Regulation 34 of DCPR 2034 as follows:-

Regulation 34(3.5)(ix) :—

Rehabilitation of Adivasis/ eligible families (encroachers) residing in Sanjay Gandhi National Park (SGNP) :—

Provision for rehabilitation of Adivasi families (approximately 2000 families) and eligible encroachers (approximately 25000 families), total 27000 numbers situated in the Sanjay Gandhi National Park (SGNP) areas on lands within the vicinity of 5Km from boundary of Sanjay Gandhi National Park (SGNP) in No Development Zone (NDZ) area.

(1) Following 3 options are available to the private land owners :—

(A) Surrendering the land to BMC in lieu of TDR compensation :

The land owner may surrender the land to BMC for development of the land for rehabilitation purpose by BMC with following provisions:

(a) Land owner shall be entitled for compensation in lieu of TDR as per the regulation 32 considering the land in Residential (R) Zone.

(b) BMC shall develop the land for construction of rehabilitation tenements on 50% land and balance 50% land shall be kept open for ROS.

(c) The FSI potential shall be allowed as per Regulation 30 for "R" Zone on whole plot area.

(d) BMC shall develop 50% plot for rehabilitation purpose by themselves or through private agency by paying compensation in the form of money or amenity TDR permissible as per the relevant provisions of these regulations.

(e) Balance 50% land shall be developed by BMC for ROS.

(f) Minimum area of plot shall be 1 Ha.

(B) Development of plot on sharing basis :

The owner / Developer may develop the plot by sharing the lands in 3 parts as per the following :

(a) Owner shall hand over the 1/3rd land to BMC free of cost for development of ROS.

(b) 1/3rd land shall be handed over to BMC by developing of rehabilitation tenements by the Owner / Developer in lieu of amenity TDR permissible as per these regulations.

(c) Remaining 1/3rd land shall be developed by the Owner / Developer as sale component.

(d) The FSI beyond zonal FSI potential of 0.2 permissible upto the total FSI potential permissible shall be as per Regulation 30 for 'R' Zone on payment of premium or by utilizing construction TDR generated against construction of rehab component.

(e) Out of total permissible FSI on entire plot as per Regulation 30, 50% shall be used for constructing rehabilitation tenements and 50% for sale component on 1/3rd share of lands respectively.

(f) Minimum area of plot shall be 2 Ha.

(C) Development of plot under Accommodation Reservation Policy:

(a) Owner / Developer may develop the plot under accommodation Reservation provisions as per Regulation 17(*1*) by considering the plot as deemed reserved for the purpose of "Affordable Housing" / "Rehabilitation &Resettlement" in 'R' Zone in DP 2034.

(b) Minimum area of plot shall be 2 Ha.

General Condition :—

(1) The Owner / Developer may choose any of the above options, however no combination of options shall be allowed.

(2) Minimum width of existing access road of 9m shall be available upto the site.

(3) The FSI beyond zonal FSI potential of 0.2 permissible upto the FSI potential allowed in this regulation shall be allowed by payment of premium at the rate as mentioned in Regulation 30.

(4) Proposals received shall be scrutinised and decided in order of receipt of the same and the scheme shall declare closed on completion of 27000 tenements as required. In case of the last proposal prior to completion of 27000 tenements, the excess tenements beyond 27000 may be allowed maximum to the extent of 10% additional tenements. The excess tenements shall be handed over to BMC which shall be utilized / allotted as decided by BMC as per the policy with approval of Government.

(5) This scheme is valid for the period of one year from the date of the final sanction of the Notification. However, if the sufficient number of proposals are not received within the period of one year, then Government may extend the said time for further period.

(6) Identification, certification, consent verification, etc. of the Adivasi and other tenements is the responsibility of the Forest department. On completion of the scheme rehabilitation of the occupants and clearance of the vacant forest land shall be ensured by forest department.

(7) The size of tenements required to be constructed for rehabilitation shall be decided by the Forest department and Housing department.

(8) Provisions of AOS as per regulation 14A, IH as per Regulation 15 shall not be applicable for proposals.

(9) BMC shall formulate appropriate guidelines for expeditions and timely completion of rehabilitation buildings and clearance of encroachments /adivasi tenements in SGNP.

(10) 10% of the built up area in rehabilitation component shall be constructed preferably on ground floor as convenient shopping and shall be handed over to BMC who shall dispose of the same by transparent bidding process.

(11) Notwithstanding anything contained in these regulation, the relaxations incorporated in clause 8 of Regulation 33(*7*) of these regulations as amended from time to time shall apply to rehabilitation buildings.

(12) Parking spaces requirement for rehabilitation building shall be as per parking spaces requirement under Regulation 33(*5*), 33(*7*) stipulated in Regulation 44, Table No. 21.

(13) FSI being used on these lands shall be subject to total 1 Global FSI allowed over whole of NDZ including FSI being used under different schemes like IT or Slum development schemes in NDZ. Corporation shall keep records of schemes being sanctioned over NDZ under various provisions to ensure that overall construction over whole of NDZ does not cross 1 FSI.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

अमर पाटील,
अवर सचिव, महाराष्ट्र शासन.

URBAN DEVELOPMENT DEPARTMENT

Camp office, Nagpur- 440 001, Dated the 12th December, 2025.

MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966.

- Notification under section 37 (1AA)(c) of the said Act.
- Sanctioned modification to add new provision in Regulation 34 of Development Control and Promotion Regulations -2034 for Greater Mumbai.

NOTIFICATION

No. TPB-4325 /413/CR- 51/2025/UD-11.–

Whereas, the Municipal Corporation of Greater Mumbai is the Planning Authority for the area within its jurisdiction (hereinafter referred to as "the said Corporation") as per the provision of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act").

Whereas, in exercise of the powers conferred by sub Section (1) of Section 31 of the said Act, the State Government vide Notification No. TPB-4317/629/CR-118/2017/DP/UD-11, Dt. 08/05/2018 (hereinafter referred to as "the said Notification") has accorded sanction to the Draft Development Plan-2034 of Greater Mumbai along with the Development Control and Promotion Regulations -2034 for Greater Mumbai (hereinafter referred to as "the said Regulations") with modifications shown in SCHEDULE-A appended to the said Notification excluding the substantial modifications as shown in SCHEDULE-B appended to the said Notification. And whereas, Government has issued corrigendum of even number dt. 22nd June, 2018; And whereas, thereafter Government has issued a Corrigendum and Addendum of even number dt. 29th June, 2018 to the said Notification, which is published in Government Gazette dt. 30th June, 2018; And whereas, the said Regulations have come into force from 1/09/2018; And whereas, the Government of Maharashtra vide Notification dt. 21/09/2018 has sanctioned EP-1 to EP-168 (Excluding certain EP and provisions which were kept in abeyance) in the said Regulation; And whereas, the Government of Maharashtra vide Notification dt. 12/11/2018 has issued corrigendum in respect of some typographical errors and mistakes and also to clarify and co-relate certain provisions of said Regulations for its proper interpretation;

And whereas, Sanjay Gandhi National Park (SGNP) is considered as the green lungs of Mumbai and Thane cities. This National Park provides a wide range of ecosystem services that are vital for the well-being of surrounding urban areas. Sanjay Gandhi National Park which is home for approx 2000 Adivasi families in 43 Adivasi Padas that are scattered mainly along the edge of the park. Also some parts of the Sanjay Gandhi National Park are encroached by slums (around. 24,951 eligible encroachers). The issue of removal of encroachment in SGNP is taken up in the Hon'ble High Court and various orders are also passed by Hon'ble Court;

And whereas, in view of the above it is necessary to look for alternate option of land wherein rehabilitation of eligible families residing in Sanjay Gandhi National Park can be made possible. And whereas, there is large scarcity of land in Mumbai and vacant bulk lands are not available, option of vacant No Development Zone (NDZ) lands available in Greater Mumbai having restrictions on development can be considered;

And whereas, earlier, considering need of the city, Government has allowed Development of IT /ITES Uses on NDZ lands with overall restrictions. Regulation 34 of the said Regulations stipulate Land use zoning and uses permitted; Sub Regulation 3.8 of the Regulation 34 stipulate about 'uses permissible in Green Zone (GZ)' wherein Rehabilitation & Resettlement of original inhabitants of forest (adivasi, tribals of Sanjay Gandhi National Park) as per the provision of Regulation 30 with zonal (basic) FSI is allowed. However, Green Zone area around Sanjay Gandhi National Park is mostly affected by 'Eco Sensitive Zone'. Therefore, there are limitations for use of Green Zone land even for rehabilitation of eligible original inhabitants (Adivasi, Tribals etc.) residing in Sanjay Gandhi National Park; Due to these facts other option to use NDZ land to certain extent for rehabilitation is a viable option;

And whereas, a meeting was held under the Chairmanship of Hon'ble Chief Minister of Maharashtra on 25/02/2025 to discuss issues related to rehabilitation of Adivasi / Non- Adivasi encroachers in Sanjay Gandhi National Park. In the said meeting it was decided to appoint committee to suggest modification in existing policy of NDZ so as to make available option to rehab encroachers on NDZ land;

And whereas, said Committee has submitted report to Government, the said committee has suggested to add new provisions to allow rehabilitation of encroachers of Sanjay Gandhi National Park on NDZ land in Mumbai;

And whereas, considering the report of the said committee, the Government in Urban Development Department is of the opinion that in the public interest, it is expedient to modify the said Regulations by adding new Clause under Regulation 34 of the said Regulations;

And whereas, in exercise of the powers conferred under Sub-Section (1AA) of Section 37 of the said Act, Government had issued Notice of even no. dated 30/06/2025 for inviting suggestions/objections from the general public with regard to "the proposed modification" (hereinafter referred to as "the proposed modification") as mentioned in the Schedule appended to the said Notice and appointed the Deputy Director of Town Planning, Gr. Mumbai as the Officer (hereinafter referred to as "the said Officer") to complete the procedure as stipulated under Section 37(*1AA*) of the said Act and to submit a Report on the objections / suggestions received in respect of the proposed modification to the Government after giving hearing to the concerned persons;

And whereas, the said Notice dated 30/06/2025 was published in the *Maharashtra Government Gazette* (Extraordinary Part-I, Kokan Division Supplement) dated 2nd July, 2025 and the said Officer has submitted his report vide letter dated 01/10/2025 through the Director of Town Planning, Maharashtra State, after completing the legal procedure stipulated under Section 37(*1AA*) of the said Act;

And whereas, after considering the Report of the said Officer and after consulting the Director of Town Planning, Maharashtra State, the Government is of the opinion that the proposed modification is required to be sanctioned as proposed;

Now, therefore, in exercise of the powers conferred upon it under section 37(*1AA*)(*c*) of the said Act, the Government hereby:-

A)Sanctions the proposed modification as described more specifically in the Schedule appended herewith.

B)Fixes the date of publication of this Notification in the *Official Gazette* as the date of coming into force of this modification.

C)Directs the said Corporation that in the Schedule of Modifications sanctioning the said Regulations, after the last entry, the Schedule referred to at (A) above shall be added.

This Notification is also available on the Government website- www.maharashtra.gov.in (Acts/ Rules).

SCHEDULE

Accompaniment to the Government in Urban Development Department's Notification No.TPB-4325 /413/CR- 51/2025/UD-11, dated – 12/12/2025.

New provision is added in Regulation 34 of DCPR 2034 as follows:-

Regulation 34(3.5)(ix) :—

Rehabilitation of Adivasis/ eligible families (encroachers) residing in Sanjay Gandhi National Park (SGNP) :—

Provision for rehabilitation of Adivasi families (approximately 2000 families) and eligible encroachers (approximately 25000 families), total 27000 numbers situated in the Sanjay Gandhi National Park (SGNP) areas on lands within the vicinity of 5Km from boundary of Sanjay Gandhi National Park (SGNP) in No Development Zone (NDZ) area.

(1) Following 3 options are available to the private land owners :—

(A) Surrendering the land to BMC in lieu of TDR compensation :

The land owner may surrender the land to BMC for development of the land for rehabilitation purpose by BMC with following provisions:

(a) Land owner shall be entitled for compensation in lieu of TDR as per the regulation 32 considering the land in Residential (R) Zone.

(b) BMC shall develop the land for construction of rehabilitation tenements on 50% land and balance 50% land shall be kept open for ROS.

(c) The FSI potential shall be allowed as per Regulation 30 for "R" Zone on whole plot area.

(d) BMC shall develop 50% plot for rehabilitation purpose by themselves or through private agency by paying compensation in the form of money or amenity TDR permissible as per the relevant provisions of these regulations.

(e) Balance 50% land shall be developed by BMC for ROS.

(f) Minimum area of plot shall be 1 Ha.

(B) Development of plot on sharing basis :

The owner / Developer may develop the plot by sharing the lands in 3 parts as per the following :

(a) Owner shall hand over the 1/3rd land to BMC free of cost for development of ROS.

(b) 1/3rd land shall be handed over to BMC by developing of rehabilitation tenements by the Owner / Developer in lieu of amenity TDR permissible as per these regulations.

(c) Remaining 1/3rd land shall be developed by the Owner / Developer as sale component.

(d) The FSI beyond zonal FSI potential of 0.2 permissible upto the total FSI potential permissible shall be as per Regulation 30 for 'R' Zone on payment of premium or by utilizing construction TDR generated against construction of rehab component.

(e) Out of total permissible FSI on entire plot as per Regulation 30, 50% shall be used for constructing rehabilitation tenements and 50% for sale component on 1/3rd share of lands respectively.

(f) Minimum area of plot shall be 2 Ha.

(C) Development of plot under Accommodation Reservation Policy:

(a) Owner / Developer may develop the plot under accommodation Reservation provisions as per Regulation 17(1) by considering the plot as deemed reserved for the purpose of "Affordable Housing" / "Rehabilitation &Resettlement" in 'R' Zone in DP 2034

(b) Minimum area of plot shall be 2 Ha.

General Condition :—

(1) The Owner / Developer may choose any of the above options, however no combination of options shall be allowed.

(2) Minimum width of existing access road of 9m shall be available upto the site.

(3) The FSI beyond zonal FSI potential of 0.2 permissible upto the FSI potential allowed in this regulation shall be allowed by payment of premium at the rate as mentioned in Regulation 30.

(4) Proposals received shall be scrutinised and decided in order of receipt of the same and the scheme shall declare closed on completion of 27000 tenements as required. In case of the last proposal prior to completion of 27000 tenements, the excess tenements beyond 27000 may be allowed maximum to the extent of 10% additional tenements. The excess tenements shall be handed over to BMC, which shall be utilized / allotted as decided by BMC as per the policy with approval of Government.

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(10) 10% of the built up area in rehabilitation component shall be constructed preferably on ground floor as convenient shopping and shall be handed over to BMC who shall dispose of the same by transparent bidding process.

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By order and in the name of the Governor of Maharashtra,

AMAR PATIL,
Under Secretary to Government.

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